



**Connells**

Yew Tree Rise  
Pinewood Ipswich

# Yew Tree Rise Pinewood Ipswich IP8 3RH

for sale guide price  
**£210,000**



## Property Description

Situated in the popular and well-established Yew Tree Rise area of Ipswich, this attractive two-bedroom mid-terrace home presents an excellent opportunity for first-time buyers or those looking to downsize. Offering well-proportioned accommodation and a convenient location, the property combines comfortable living with excellent transport connections and local amenities.

The accommodation comprises a welcoming lounge, fitted kitchen/diner, conservatory, two well-sized bedrooms and a modern bathroom, creating a practical and inviting home ready to move into and enjoy. Outside, the property benefits from a generous rear garden, providing an ideal space for entertaining, relaxing or keen gardening enthusiasts.

Yew Tree Rise is ideally positioned for access to a range of everyday amenities, including local shops, supermarkets, schools, healthcare facilities and regular bus services. Nearby retail parks provide a variety of shopping and dining options, while Ipswich town centre offers an extensive selection of high street stores, restaurants, leisure facilities and the popular waterfront district.

For commuters, the property is exceptionally well located, with Ipswich Railway Station providing regular direct services to London Liverpool Street, making it an ideal choice for those travelling into the capital. The property also offers convenient access to the A12 and A14, providing excellent road connections to Colchester, Chelmsford, Bury St Edmunds, Felixstowe and beyond.

## Entrance Hall

Accessed via a double-glazed front door, the entrance hall features fitted carpet, radiator, stairs rising to the first floor, and a doorway providing access to the lounge.

## Lounge

A bright and comfortable reception room with a double-glazed window to the front aspect,

fitted carpet, radiator, and door leading through to the kitchen/diner.

## Kitchen/Diner

Fitted with a range of matching wood-effect wall and base units complemented by roll-edge work surfaces. The kitchen incorporates an inset stainless steel sink and drainer with mixer tap, electric hob and oven with extractor hood over, and space for a washing machine and fridge/freezer. Further benefits include wood-effect flooring, radiator, double-glazed window overlooking the rear garden, and a door leading to the conservatory.

## Conservatory

Of UPVC construction and enjoying views over the garden, this versatile additional reception space features laminate flooring and a double-glazed door providing direct access to the rear garden.

## First Floor Landing

With fitted carpet and doors leading to all rooms.

## Bedroom One

A generous double bedroom with a double-glazed window to the front aspect, fitted carpet, radiator, pendant light fitting, built-in double wardrobe, and airing cupboard housing the wall-mounted boiler. We have been advised that the boiler is approximately seven years old and has been serviced annually.

## Bedroom Two

Double-glazed window to the rear

aspect enjoying views of the garden, fitted carpet, radiator, and loft hatch access. We have been advised that the loft is insulated and partially boarded.

## Bathroom

Beautifully updated approximately four years ago and comprising a walk-in shower, wash hand basin with mixer tap and vanity storage unit, low-level WC, heated towel rail, and low-maintenance Aqua boarding. A double-glazed window to the rear aspect provides natural light and ventilation.

## Outside

The property enjoys an attractive position set back from the road overlooking a communal green, creating a pleasant and open outlook.

## Front Garden

Concrete steps with handrail lead to the property, with the remainder of the garden laid to lawn.

## Rear Garden

A particular highlight of this wonderful home is the exceptionally well-tended and beautifully established L-shaped rear garden. Lovingly maintained by the current owner, the garden is bursting with colour, character and interest throughout the seasons, featuring an impressive array of mature flowering plants, shrubs and carefully cultivated borders. The garden provides a delightful setting for keen gardeners and those who simply enjoy spending time outdoors.

Further features include a pineapple broom tree, greenhouse, gazebo, summer house, outside tap, water butts, and a shed with power connected. An attractive garden archway leads through to the rear gate access, enhancing the charm and cottage-like feel of this truly special outdoor space.

## Parking & Garage

The property benefits from communal parking and a brick-built garage with an up-and-over door, providing excellent storage or secure parking.





Total floor area 59.6 m<sup>2</sup> (642 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: C Council Tax  
 Band: B

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Tenure: Freehold



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